

FILE NO.: Z-1870-B

NAME: Kingridge Enterprises Revised Short-form PD-C

LOCATION: Located at 2501 Broadway Street

DEVELOPER:

Kingridge Enterprises, Inc.
P.O. Box 166064
Little Rock, AR 72216

OWNER/AUTHORIZED AGENT:

Kingridge Enterprises, Inc., Mark Jackson – Owner/Agent

SURVEYOR/ENGINEER:

Cunningham Surveying, LLC
2105 Lorange Drive
Little Rock, AR 72206

AREA: 6,969 square feet NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

WARD: 1 PLANNING DISTRICT: 8 – Central City CENSUS TRACT: 5

CURRENT ZONING: POD

ALLOWED USES: O-1, Quiet Office District uses

PROPOSED ZONING: PD-C

PROPOSED USE: Add barber/beauty salon as an allowable use

VARIANCE/WAIVERS: None requested.

BACKGROUND:

Ordinance No. 11,652 adopted by the Little Rock Board of Directors on September 20, 1965, rezoned the office portion of the property from “C – Two-family” to “E-1 Quiet Office”.

Ordinance No. 20,575 adopted by the Little Rock Board of Directors on May 1, 2012, rezoned this site from O-3, General Office Zoning District, R-4, Two-family District and R-5, Urban Residence District to POD, Planned Office Development, to allow an existing office user to expand. The office building was located on the O-3, General Office Zoning District zoned property and the remainder of the property was undeveloped and zoned R-4, Two-family District and R-5, Urban Residence District. In order to allow the expansion of the building and to provide adequate on-site parking the applicant requested to rezone the entire land area to POD, Planned Office Development. The scope of the project included restoration and repair of the existing office building to an appearance similar to the style of the originally construction, expand the existing office building to the east with a new addition of equivalent style and provide new on-site parking for staff and customers on the southern portion of the site. The existing building contained 2,131 square feet and a 1,728 square foot addition was proposed along the eastern and southeastern portions of the building. The site plan indicated the placement of eleven (11) parking spaces with an access drive from Broadway Street. The redevelopment was to also include landscaping and reconstruction of sidewalks, curb, gutter and sidewalk ramps.

The request included a variance to allow the driveway nearer the property line and street intersection than typically allowed per code. The parking lot entrance was proposed less than 250-feet from the right of way edge of Roosevelt Road and less than 125-feet from the property line.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The office development and additional parking have been completed. The applicant is now requesting to rezone the site from PD-O, Planned Development office, to a PD-C, Planned Development Commercial. The applicant is proposing to add barber/beauty salon as an allowable use for the site. The applicant is requesting to maintain the previously approved O-1, Quiet Office District uses as allowable uses for the site. There are no exterior modifications proposed with the current request.

B. EXISTING CONDITIONS:

The structure was converted from a single-family home to an office use several years ago. The parking is located on the south and east sides of the building accessed from South Broadway. To the north of the site is a grocery store and a fast food restaurant. West of the site is an office use. South of the site along South Broadway the structures appear to be residential uses. East of the site is a parking lot for a small church.

C. NEIGHBORHOOD COMMENTS:

All property owners located within 200-feet of the site along with the Meadowbrook Neighborhood Association were notified of the public hearing. There is no contact information for the East of Broadway Neighborhood Association listed in the City of Little Rock's neighborhood contact listing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Roosevelt Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 35-feet from centerline will be required. Show distance from centerline of right-of-way to property line on survey.
2. Due to the proposed use of the property, the Master Street Plan specifies that Broadway Street for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30-feet from centerline. Show distance from centerline of right-of-way to property line on survey.
3. A 20-foot radial dedication of right-of-way is required at the intersection of Roosevelt Road and Broadway Street.

E. Utilities/Fire Department/Parks/County Planning:

Little Rock Water Reclamation Authority: Sewer available to this site.

Entergy: Entergy does not object to this proposal for allowable use change. There do not appear to be any conflicts with existing electrical utilities at this location. Service is already being provided to this building via an underground service line from the north side of the property. Contact Entergy in advance to discuss electrical service requirements, or adjustments to existing facilities (if any) as this project proceeds.

Centerpoint Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 501.377.1226 if you would like to discuss backflow prevention requirements for this project.

3. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone back flow preventer shall be required.

Fire Department:

1. Full Plan Review – Maintain Access
2. Fire Hydrants. Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
3. Grade. Maintain fire apparatus access roads as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief.
4. Loading. Maintain fire apparatus access road design as per Appendix D of the 2012 Arkansas Fire Prevention Code Vol. 1 Section D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
5. Fire Hydrants. Locate Fire Hydrants as per Appendix C of the 2012 Arkansas Fire Prevention Code. Section C101 – C105, in conjunction with Central Arkansas Water (Jason Lowder 501.377.1245) and the Little Rock Fire Marshal's Office (Capt. Tony Rhodes 501.918.3757 or Capt. John Hogue 501.918.3754). Number and Distribution of Fire Hydrants as per Table C105.1.

Parks and Recreation: No comment received.

County Planning: No comment.

F. Building Codes/Landscape:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. Handicap Accessibility will be required. Including but not limited to building access and parking. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org.

Landscape:

1. Any new site development must comply with the City's landscape and buffer ordinance requirements.
2. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. Transportation/Planning:

Rock Region Metro: The site is not located on a dedicated Rock Retro Metro route.

Planning Division: This request is located Central City Planning District. The Land Use Plan shows Office (O) for this property. The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for rezoning from POD (Planned Office Development) to PDC (Planned Development Commercial) to add barber/beauty salon as an allowable use.

Master Street Plan: West of the property is Broadway Street and it is shown as a Local Street on the Master Street Plan. North of the property is Roosevelt Road and it is shown as a Principal Arterial on the Master Street Plan. The primary function of Local Streets is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects on traffic and pedestrians on Roosevelt Road since it is a Principal Arterial. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

H. SUBDIVISION COMMITTEE COMMENT: (March 14, 2018)

The applicant was not present. Staff presented an overview of the item stating there were few outstanding technical issues in need of addressing related to the site plan. Staff stated they would work with the applicant to secure the additional information necessary to complete the review process. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

I. ANALYSIS:

The applicant provided responses to comments raised at the March 14, 2018, Subdivision Committee meeting. The applicant has provided the days and hours of operation, the square footage proposed for the salon and the number of operators.

The request is a rezoning of the site from PD-O, Planned Development Office, to PD-C, Planned Development Commercial to allow use of a portion of the building as a barber/beauty salon. The request includes the maintenance of the previously approved O-1, Quiet Office District uses as allowable uses for the site. There are no exterior modifications proposed with the current request.

The applicant indicates 1,300 square feet of the 3,859 square footage of the building will be used by a salon. The applicant indicates there will be two (2) operators. Parking for a salon is typically based on one (1) parking space per 200 gross square feet of floor area. This would result in a typical parking requirement of six (6) spaces to serve the salon. Parking for an office use is typically based on one (1) parking space per 400 gross square feet of floor area. This would result in the need for six (6) additional spaces to serve the office use. As noted there are eleven (11) parking spaces located on the site.

The applicant indicates there are no changes proposed to the existing signage. The existing building signage and ground sign are adequate to serve the office use and the salon use.

The hours of operation for the salon are from 9:00 am to 6:00 pm Tuesday through Saturday. The office hours are from 8:00 am to 6:00 pm Monday through Saturday.

Staff is supportive of the applicant's request. The applicant is seeking approval to allow the addition of a barber/beauty salon as an allowable use. Although the parking is not sufficient to meet the typical parking required per the Zoning Ordinance staff does not feel the lack of one (1) parking space will impact the development. To staff's knowledge there are no remaining outstanding technical issues associated with the request.

J. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

PLANNING COMMISSION ACTION:

(APRIL 5, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item stating the applicant had failed to respond to comments raised at the March 14, 2018, Subdivision Committee meeting. Staff presented a recommendation of deferral of this item to the May 17, 2018, public hearing. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes, 0 absent and 1 recusal (Commissioner Keith Cox).

PLANNING COMMISSION ACTION:

(MAY 17, 2018)

The applicant was present. There were no registered objectors present. Staff presented the item along with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 8 ayes, 0 noes and 3 absent.